

	Table 3.2-2: Site Development Standards for N2 District [1]								
	Tiny House Small Lot	1, 2 or 3 Residential Units	Four to Eight Residential Units	9 or More Residential Units	Rowhouse	Live- Work	Live-Work Rowhouse	Neighborhood- Serving Commercial	Civic Uses [2]
	Building Placement								
Front Setback	within five feet of the average distance from the property line of the two structures adjacent on both sides of the same street, except those structures more than 50 feet or less than 15 feet from the front yard property line	20	Local Street: 20-25 Arterials, collectors, alleys: 5	15-25 [5]	Local streets: 5 - 15 Arterials, collectors, alleys: 5	5-20	Local streets: 5 - 15 Arterials, collectors, alleys: 5	5-7	25-30
Side, Interior [3]	5 ft from existing residential lots	5	10	15-25	Not Applicable	5	Not Applicable	10	15
Rear [3]	10	30	20	20	20	30	30	20	30
Side, Corner	15, or within 5 ft of front setback of an adjacent house facing side street	15, or equal to front setback of an adjacent house facing side street	Local streets: 20-25 Arterials, collectors, alleys: 5	15-25	Local streets: 5 - 15 Arterials, Collectors, alleys: 5	10-15	Local streets: 5 - 15 Arterials, Collectors, alleys: 5	10	15-20
	Building Area Ratio								
Building Area Ratio	Not Applicable	30%	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Lot Depth								
Max. Lot Depth	Not Applicable	150	Not Applicable	Not Applicable	Not Applicable	150	Not Applicable	Not Applicable	Not Applicable
	Minimum and Maximum Lot Width								
Minimum Lot Width	Multiple Dwelling Units allowed on each lot; Frontage allowed on private drives	1: 40 2: 60 3: 75	25 Corner: 45	Not Applicable	Not Applicable	50	Not Applicable	60	Not Applicable
Maximum Lot Width		Objective: Achieve 4 to 6 dwelling units per net acre in the N2 District. Net = total minus wetlands, streams, ponds, parks, undevelopable slopes and arterial ROW.			Not Applicable	50-85	Not Applicable	60 Min 100 Max	Not Applicable
	Building Height								
Building Height	30 (Maximum)	30 (Maximum)	40 (Max)	40 (Max) [5]	40 (Max)	30 (Maxi)	40 (Max)	20 (Min) 30 (Max)	50 (Max)
	Street Type								
Driveway Allowed on which street type [6]	Collectors or locals, alleys, or private drives	Collector or local streets or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Arterials, collectors or locals, or alleys	Arterials, collectors or locals, or alleys
	NOTES: 1 Unless otherwise noted, building placement requirements are a minimum and maximum distance from a property line. All measurements are in feet.								

	Table 3.2-2: Site Development Standards for N2 District [1]								
	Tiny House Small Lot	1, 2 or 3 Residential Units	Four to Eight Residential Units	9 or More Residential Units	Rowhouse	Live- Work	Live-Work Rowhouse	Neighborhood- Serving Commercial	Civic Uses [2]
	2 Civic uses are principal uses in Table 2.7-1, including cultural institutions, public and semipublic buildings, religious institutions, and schools. 3 Building placement requirements for side (interior) and rear yards are minimum requirements. 4 Lot widths of 40 feet shall be allowed on any single family lot where access is provided by an alley as permitted in Section 5.2.3(B)(12), Alleys and Private Streets or where single family lots have shared driveways. Where an alley is not permitted, the minimum lot width for a single family home is 50 feet. 5 A height of up to 50 feet is allowed for a building with nine or more residential units, but the impact of the building shall be mitigated according to the standards of Section 2.9.14, Multi-Family Dwellings. 6. Refer to Table 2.2-1 of the Transportation chapter of the Northfield comprehensive Plan for a map of streets by type.								

Tiny House/Small Lot Use Specific Standards (Article 2)

PARKING

- Parking is not allowed in the Front Setback when facing a public street.
- One space per unit, underneath or behind unit

SERVICES

- Whenever possible, consolidate servicing areas (i.e. trash) where they are easily accessible but do not adversely impact adjacent residences
- Screen trash pickup areas with landscaping so that they blend into the surroundings as much as possible
- Locate transformers, utility meters and HVAC equipment to the rear of dwellings whenever possible. If this is not possible, ensure that they are not visible from the public right of way.
- Maintenance agreements for private utilities and stormwater facilities must be provided.
- Developments must be able to contain snow removal on-site.

CONSTRUCTION

- Dwelling Units must be installed on permanent foundations.
- Dwelling Units must be connected to public utilities.
- Dwelling Units must comply with the Minnesota Residential Code and other Minnesota codes as required by the Building Official.

DESIGN

- Each dwelling must exhibit a high level of design quality, including: well-articulated entries and facades to each dwelling unit, proportionate windows, quality building materials, connections to a pedestrian circulation system, and design elements reflecting the neighborhood context.
- Dwellings fronting a public street should have the primary entrance and main windows facing the street.
- Dwellings that front a public street shall have their primary entryway accessible from the street. Garages should not take the place of the main entryway.
- Incorporate articulated facades and alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding blank facades.
- Windows and balconies should not face or overlook each other.

- When possible, minimize the number of windows overlooking into neighboring interior private yards. Otherwise use translucent glass and/or screen the windows with landscaping.
- Provide functional distances between building walls and vary height to maximize private outdoor space, light and views.

COMMON AREAS

- For developments of more than four units, communal space should be provided for meetings, laundry, exercise, recreation, etc.
- For developments without basements, storm shelters shall be provided.
- Each development shall have an established cooperative agreement structure for management and maintenance of common areas and facilities, driveways, and service provision.

SUSTAINABILITY, LANDSCAPING, STORMWATER MANAGEMENT REQUIREMENTS (To Be Determined)